

**Camden Select Board
Minutes of Meeting
January 5, 2010**

PRESENT: Chairperson Karen Grove, Vice Chairperson Deborah Dodge, John French, Anita Brosius-Scott, Morgan Laidlaw, and Town Manager Roberta Smith. Also present were members of the press and public.

ABSENT: Town Attorney William Kelly

Contents

1. Public input on non-agenda items.
2. Approval of minutes of December 1, 2009 and December 15, 2009
3. Consideration of citizen request for a proposal for No Idling Policy for Camden, ME.
4. Consideration of appointment to the Parks and Recreation Committee.
5. Consideration of the following applications for renewal victualer licenses:
 - a. Bruce Anderson, d/b/a Norumbega at 63 High Street
 - b. Maine Stay, LLC d/b/a Maine Stay Inn at 22 High Street
6. Public Hearings on the following liquor license applications:
 - a. Application of Stuart Smith, d/b/a Lord Camden Inn at 24 Main Street for a Class III Vinous Liquor License.
 - b. Application of North Winds, Inc., d/b/a The Waterfront Restaurant at 40 Bay View Street for a Class I Spirituous, Vinous and Malt Liquor License.
 - c. Application of Norumbega, LLC at 63 High Street for a Class III Vinous and Class IV Malt Liquor License.
7. Discussion of long term strategic goals for the Town.
8. Discussion of FY11 Budget Goals and approval of the FY11 COLA for Town employees.
9. Committee Reports
10. Manager's Report
 - a. January 14 TIF meeting

Minutes of Meeting

Chairperson Grove called the meeting to order at 7:00 p.m.

1. Public input on non-agenda items.
 - a. Board member French complimented the town's Public Works crew on a very good job they did over the weekend's storm. They had long hours and the streets were in excellent shape.
 - b. Karen Grove reminded residents it's a new year and it's time to check the batteries in smoke alarms and to make sure carbon monoxide detectors are working properly.
 - c. Fire Chief Chris Farley announced that the Fire Department offers free home safety surveys and they also have available replacement batteries, smoke alarms, and carbon monoxide detectors free of charge for residents.
2. **Anita Brosius-Scott made a motion to approve the minutes of December 1, 2009 and December 15, 2009 with minor corrections suggested by Board members Brosius-Scott and Dodge. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.**
3. Residents Jean Morrison and Tom Hopps presented a proposal to the Select Board for a policy to discourage people from leaving their vehicles idling in Camden. Mr. Hopps stated that an idling car gets no miles per gallon, pollutes the air and burns gas to no benefit. Idling a vehicle for more than 10 seconds uses more gas than it takes to restart the engine. No idling laws and ordinances are popping up statewide and countywide and he feels the time has come for Camden to join in. The purpose of such a policy is to raise public awareness and another way for residents, visitors and businesses to get on the band wagon for a cleaner, healthier, and safer town to live in.

Resident Jean Morrison stated she wanted to make it clear that they are talking about passenger vehicles on public ways. The State of Maine already has laws to govern commercial vehicles except for fire and police they are exempt when they are in the line of duty. She also stated they are not seeking an ordinance that would need to be enforced but a policy to promote and educate residents and visitors of the harmful effects of leaving internal combustion engines running unnecessarily.

After further discussion the Board agreed to support the proposal for a no-idling policy in Camden and asked Mr. Hopps and Mrs. Morrison to review policies from other towns and submit a policy when completed to the Town Manager for consideration.

4. **Anita Brosius-Scott made a motion to appoint Duncan Matlack to the Parks and Recreation Committee as an alternate member with a term expiring June 2010. John French seconded this motion. The motion passed on a 5-0-0 vote.**
5. **John French made a motion to approve the applications of Bruce Anderson, d/b/a Norumbega at 63 High Street and Maine Stay LLC, d/b/a Maine Stay Inn at 22 High Street for victualer licenses. Morgan Laidlaw seconded this motion. The motion passed on a 5-0-0 vote.**

Chairperson Grove read the rules and regulations for conducting public hearings in preparation of the public hearings to be held this evening.

6. Public hearings were held on the following liquor license applications. Mrs. Smith stated all applications have been approved by the Police Chief.
 - a. Application of Stuart Smith, d/b/a Lord Camden Inn at 24 Main Street for a Class III Vinous Liquor License.
 - b. Application of North Winds, Inc., d/b/a The Waterfront Restaurant at 40 Bay View Street for a Class I Spirituous, Vinous and Malt liquor license.
 - c. Application of Norumbega, LLC at 63 High Street for a Class III Vinous and Class IV Malt Liquor License.

Chairperson Grove asked to hear from any proponents. There were none.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, no Board discussion followed.

Morgan Laidlaw made a motion to approve the renewal of the licenses as requested in a-c above. John French seconded this motion. The motion passed on a 5-0-0 vote.

7. The Board and Town Manager discussed what they thought long term strategic goals should be for the town. Manager Smith stated annually we revisit the things that are pending. She stated she thinks it always help to stay focused on the bigger picture if you look at the strategic plan of the town. A few months ago she asked the Board for the three greatest challenges that they felt were facing the town as a starting point to have a discussion on. She put these all together so the Board could read them over and have some discussion in terms of prioritization but also to kind of give all of us a reminder of what things we should be working towards as we get ready to do the budget.

Board member French stated this year is going to be a very hard year to set any real big goals other than economic development and that is already in the works. With the budget restraints things like fixing sewer extensions, road repairs, sidewalks repairs, and under drains that need to be done won't get done but we do need to continue looking forward so when the day does come we have some projects ready to go. The biggest things this year is keeping the budget in line and making the least amount of impact on the taxpayers for at least this year and maybe the next year until things to do start loosening up because people are really having a hard time.

Manger Smith suggested the Board keep in mind this is not financial capital planning. This could be ordinance development or other things that you feel are important that is part of the ground work that you need to do in order to be ready to do that. The other thing she included in the packet was an excerpt from the Comp Plan of the areas where there were some recommendations and responsibilities of the Select Board. She think it is helpful to all of us to read that over every once in a while especially in terms of capital planning and the other goals that the Board has listed. The other thing that the Board did recently was approve the CEDAC Vision in terms of the downtown development goals and all of that fits into what you identified as the top priority in terms of economic development and what CEDAC has done is taken your top priority of economic development and suggested ways to address it.

Board member Brosius-Scott stated in reviewing the Comp Plan and the Select Board responsibilities there is one item that is in direct conflict with what we voted in favor to do with the CEDAC Vision and she wants to make sure the Board is aware of that. We need to decide whether we are asking CEDAC to counter to the Comp Plan or whether we want to ask them to take back our vote and ask them not to spend time making an effort to find an alternate route around Camden because the Comp Plan specifically says we do not want to do that and she sees that as a direct conflict and we as a Board need to recognize there is a conflict and we need to decide how to approach that.

Board member Dodge stated she does not think it's in conflict with the Comp Plan because CEDAC was saying that they were in support of the Gateway 1 project and the Gateway 1 project talks about this for a number of communities. With the representation we have on Gateway 1 and what CEDAC is trying to do which is support Gateway 1 it falls in line with this and does not conflict with the Comp Plan.

Board member Brosius-Scott stated we all clearly defined that economic development was a great challenge being faced by the town. Clearly CEDAC has a very important role for us in focusing on economic development and she is concerned about having them spend their energies in any aspect that is not directed toward economic development or not something that the Comp Plan supports.

Board member Dodge stated that CEDAC is trying to develop and strength downtown and they had concerns about the bifurcation of downtown Camden by Route 1 and they were also talking about truck traffic being one of the issues. They are not talking about the local shellfish company that comes to deliver shellfish to Cappy's Chowder House. They are talking about the 18 wheelers that are coming through town that are using Route 1 as a through way. She does not think that CEDAC decided that they were going to take the responsibility for finding Camden a bypass. They were supporting Gateway 1 and using what they thought was a problem with the traffic on Route 1 as being something that was deleterious to economic development. They don't have the authority to determine what a bypass would be because of all of that would go through our Gateway 1 folks. She would disagree she does not see it as a conflict.

Manager Smith suggested that the Board discuss what they feel needs to be discussed but keep in mind when the discussion is over that each of the Board members needs to be prepared to give her top three priorities for addressing the town's greatest challenges.

Board member Grove stated her long term goals are road repair and infrastructure updates – underground (things that can't be seen like sewer and water lines) and long term sustainable jobs. She is very much in favor of spending the town's money first on essential services (police, fire, highway) before we get to any of the leisure time services. We need to prioritize the infrastructure and essential services.

Board member Dodge thought one of the goals should be to increase participation in town affairs. Some examples might be:

- a. To find a way/process to involve more citizens on an on-going basis in discussion of the future of Camden. She would like to see a semi-monthly or quarterly meeting with the

Select Board, Town Manager, and major committees to talk about on-going future issues for Camden.

- b. Recruitment of younger residents to feed the volunteer pipeline (for town committees and Select Board)
- c. Creation of a vibrant Town/Community website that acts as a portal for both residents/businesses and most importantly for prospective businesses. To include a feature to act as a virtual open house to the town that gives insight into the various functions of Camden government.

She further stated she thinks the more good ways we can find to communicate will hopefully increase participation in town affairs.

Board member Brosius-Scott presented a long list of goals:

- a. Hire a Town Economic Development Coordinator.
- b. Think and act more progressively and pro-actively on behalf of town
- c. Communications: Improve communications between Town Office and Public, eg. Through regular monthly column in media written by someone representing our town: e.g., "View From the Town Office."
- d. Knox Mill: Find a way to secure the Knox Mill for good office space
- e. Tannery site: Continue marketing.
- f. Wind power on Ragged Mountain: continue to evaluate and pursue possibility of community wind power.
- g. Seabright Hydro: Continue to pursue getting and keeping the hydro power plant functioning.
- h. Green Camden: Envision Camden as taking a leadership role state-wide in being a model "green" town, enacting policies and incentives encouraging reduced dependence on fossil fuels for energy, reduced energy needs, increased alternative transportation etc.
- i. Green Energy Retrofit Incentives: Pursue municipally-driven funding mechanism / incentive for green energy retrofits via long-term amortization and payment for retrofits through an individual property owner's property tax (which stays with property when property sold to new owner) – as exemplified by such programs in existence in appx. 20 other cities in USA, including Boulder, Colorado.
- j. Laite Property zoning: Ask the Camden Planning Board to explore rezoning the property next to Sagamore Farm that currently belongs to Parker Laite with an eye to allow Wayfarer Marine to work on boats at that location..
- k. Pathways: She wants the Select Board to advocate for the creation of more public sidewalks / pathways, creating safe ways for people to exercise and walk through town. Advocate for the Megunticook Riverwalk, a pedestrian link between the tannery commercial district, the River District and downtown Camden, along the river. Take an active role and interest in finding a way to secure last remaining property for creation of easement.

- l. Light Pollution: Address light pollution from private properties by strengthening ordinance dealing with the issue. She would like to see the ordinance for that we more carefully written so that is enforceable.
- m. Property Maintenance / unsightly properties: Address issue of junky properties.
- n. Public Hearings: She would like the Planning Board and Select Board to make a significant effort towards scheduling public hearings in such a way that feedback provided at public hearings can meaningfully inform policy / ordinance-writing decisions. Scheduling public hearings so that it is too late for any input gained to have any influence on the drafting of the subject ordinance or the issue at hand is a farce and only serves to sour and alienate the public to the process of public participation in government.

Board member Morgan Laidlaw suggested that the town needs to come up with some ways to directly attract small business to Camden. He fully supports the CEDAC vision for downtown Camden however there are a few action items on their plan that are sort of an indirect business development tool and he thinks as a town we need to find a direct way to attract business to town. Something he sees is feeding the pipe line with 1, 3, and 5 person businesses. If we can find a way to attract 1, 3 and 5 person businesses to town eventually they will grow and succeed to 5-9, then to 10-19 then at the top of the pipeline 20+ employees. How we pay for this and how we deal with existing businesses is something that he has not put a lot of thought into. But with attracting new businesses to Camden he came up with a rent program, a stimulus program and an energy program that is based on the size of the business they and they would have some type of stipend for rent. For an example a one employee business moves to town and they are a CPA and they want a second floor business in the Village District, they would receive a 10% rent subsidy and for every additional employee they get another 5%. This formula would cost the town around \$50,000 a year. The reason he came up with this is because he was trying to think of ways to spend the TIF money. One of them is a development director. We can hire a development director and it would make a nice difference. They could apply for grants and try to attract conferences but a development director is going to need tools so if we go ahead and hire a development director there is going to be a salary but they are also going to need a tool chest so to speak with ways to attract and keep businesses in town. If we go in that direction this might be something to think about because it is going to cost a lot more than just a paid position. The gain would be a lot more than the paid position. We are a competitive world and we need to be aggressive about attracting businesses. This is something that could differentiate Camden from any other place.

The Board looked at the summary prepared by the Code Officer/Planning Officer Jeff Nims pulling from the Town of Camden Comprehensive Plan the items that included the items that have Select Board responsibility for a specific goal that was established by the Comp Plan. The Board discussed the responsibilities at great length and because of the late hour of the meeting it was the consensus of the Board to postpone the remainder of the review and discussion of the Board's responsibilities as a workshop discussion at a later date.

8. The Board discussed FY11 Budget Goals and approval of the FY11 COLA for Town employees. Manager Smith stated she is currently working with Department Heads on the development of the FY11 Budget proposal. It is always helpful if the Board provides some guidance on their overall goal for this year's budget. Manager Smith reported that the municipal spending limitation calculations are dictated by LD1. The spending limitation for the upcoming year is based on the potential spending growth and the municipal commitment can be \$156,346. The state average real total personal income growth has been calculated by the state at 1.78% and the town's property growth factor at 1.35% so that's a total growth of 2.05%. Last year's projected state municipal sharing revenue for Camden was estimated at \$349,000 and when she did the budget last year she estimated \$315,000 for revenue sharing. There are some proposed changes between the formula for municipal revenue sharing in terms of what they call revenue sharing I and revenue sharing II. There is a proposal that would benefit service center communities and Camden is one of them. It is hard to tell because revenue sharing is based on revenues coming into the state so we don't know what those revenues are going to be even if nobody messes with the formula for distribution. Any changes to the formula for distribution has to go through the legislative process. It is a concern but we are starting out lower than what was projected.

Board member Brosius-Scott commented that increased efforts have been made by the town and Midcoast Solid Waste Corporation to keep spending down.

Board member Dodge stated she has a little problem making this kind of decision without looking at some of the capital improvement projects and infrastructure needs to help make a priority decision.

Manager Smith stated we go through that exercise when we review the budget because there are so many pieces of it. This is an affordability question. What is it that you feel that you could support for the taxpayers in terms of the impact of the question?

Board member Brosius-Scott we also need to look at the cost of living issue and if we are going to tighten our belts across the Board that needs to be consideration as well.

John French made a motion to set the budget at a zero impact. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.

Manager Smith stated her recommendation for the COLA is to set at zero percent.

Board member Dodge asked if there was any recent data about the CPI (Consumer Price Index) and 2009 cost of living expenses not including things like medical care.

Manager Smith said to be quite honest she didn't look because she didn't think it would matter to the Board.

Board member Dodge stated they have been saying there has not been any inflation in spite of the stimulus package going on. Board member French stated Social Security was a zero increase.

Board member Dodge stated it's easier to say zero when it comes to a thing then it is to say zero when it comes to paying employees. She certainly understands the town's need to keep everything in line because we don't know what the impact is going to be on our revenue.

Board member French stated the other side is the benefit package is going to go up which the town is absorbing. The premium health insurance rate increase this year is 8%.

Manager Smith stated that is part of the reason that she recommended zero on the COLA is because she feels that preservation of the health insurance benefit is a higher priority for the employees.

Anita Brosius-Scott made a motion to approve a zero percent increase for COLA as recommended by the Town Manager. John French seconded this motion.

Police Chief Roberts asked to speak before the vote.

One of the comments that he has heard from Board members in the past and really surprised he didn't hear it again tonight that there are people out there on fixed incomes, people just barely making ends meet. Quite honestly he thinks it is a cliché the vast majority of people who live here in Camden live here because they can afford to live here. This town has a reputation even out of state as being one of the more expensive places to live in the midcoast area. Those people with lower incomes that do live here probably aren't the property owners they are people who are renting and the tax rate on real estate is not going to affect them anyway. On the other hand we have 13 full time employees at the Police Department and only 2 of them live in the Town of Camden. One of them lives in the Affordable Housing complexes and the other one is a retiree from one or two jobs and this is a second income. He brings this up because that has changed since he started working here. When he started here half of the Police Department lived in town but they can't afford to live here anymore. Tonight you were talking about incentives for people coming into town with a business well you already got people here how about taking care of them. We talked about pathways and sidewalks aren't your people more important.

Board member French stated we have always been very supportive of the employees of this community but on the other hand we have a lot folks in this community that don't have a job, are taking less money for the job, lost benefits or had their benefits cut, and they are trying to make ends meet. Not everyone that owns homes in this town is rich. They are trying to make an adjustment to maintain the health benefit. Somewhere it has to give.

Board member Brosius-Scott stated this is why this is so painful. But she also gets the sense that the Chief is coloring Camden as a bunch of rich people who can afford to pay the public servants. From where she sits at her house that is not the color of Camden. They are regular people with kids that go to school and who knows what kind of income. Camden is not all about the rich people in Camden.

Phil Roberts said he understands Anita's statement but keep in mind that with the wages your employees are making they are not in any of Camden's neighborhoods they are living way out of town.

Board member Dodge reiterated that it is not hard to think about zero when it comes to things but it is very difficult to think about zero when it comes to people. She wishes she knew more before making this decision. She understands what you get paid is personal but it is not because the Board feels that employees are not deserving of something it's just a fact of life of where we are.

Board member Grove stated with the way things are now in the economy and she is hearing this every day because she happens to work in an environment where she does hear about people's finances on a moment to moment basis and she is hearing things like furloughs, 10 % pay cuts so they don't get laid off. It is heartbreaking and it is hard to say to the people that she sees all the time that just for this year we can't afford an increase. It is very hard to say and she does not say it easily.

Board member Brosius-Scott stated she is very grateful that we can keep the benefit package and she thinks that is very important to keep that in place. In a sense it is an increase into the benefits to keep them where they are.

Board member Laidlaw stated it's a real tough thing and a real balancing act. He would love to look around but he does not know of too many organizations that have a cost of living increase.

Manager Smith stated she does know that the County is giving a 2% cost of living but she has not heard about anyone else in the area who has established an increase.

Chairperson Grove asked for a vote on the motion on the floor.

The Board vote on the motion on the floor was 5-0-0.

Fire Chief Farley stated he just heard about the Board's involvement with different committees and he has been here nineteen months and he has only seen one member of the Select Board at the Public Safety Building unless it is an election. He thinks it is important if the Board thinks the employees are doing a good job that you let them know that.

Board member Dodge asked as we go through this budgeting process and as we are looking at where we are going to spend our money can we say okay it looks like we can spring for an increase? Is it possible to go back and visit this later? Manager Smith said it is possible. and if the Board finds that there is room for that then by all means she can do the calculations. Board member Dodge would like everybody to keep that in mind and revisit this if we can.

9. There were no Committee Reports

10. Manager's Report

- a. Manager Smith reminded the Board about the public Stakeholder's Meeting on the discussion about the TIF proposal on Thursday, January 14th at 7 pm in the WSCR. It's a review on what a tax increment financing district is and gathering some input

in terms of projects and if a TIF district were approved what would you designate the revenues for.

- b. CEDAC had asked for another appraisal on the Tannery property and we have done that and it should be available in 2-3 weeks.

A motion was moved and seconded to adjourn at 10:35 pm

Janice L. Esancy
Recording Secretary